



Historic England

Mr Greg Watkinson
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Direct Dial: 07823608338

Our ref: L01574339

25 October 2024

Dear Mr Watkinson

Arrangements for Handling Heritage Applications Direction 2021

**THOMAS COWLEY HIGH SCHOOL, SCHOOL LANE, DONINGTON, SPALDING,
PE11 4TF**

Application No. H04-0199-24

Thank you for your letter of 25 October 2024 regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Summary

Historic England note the positive changes to the scheme after the omission of planned internal works, which ensure that the interior of the building will continue to be experienced as an historic structure. The amended plans still propose to replace all existing timber framed windows in aluminium, to match the existing layout. Historic England has concerns regarding this element of the application.

Historic England Advice

The building is listed Grade II in light of its historical and architectural interest. The proposal to replace 15 windows would result in a lot of fabric loss.

The submitted Heritage Statement does not elucidated the age of the existing windows or the contribution they make to the overall significance of the listed building. The Heritage Statement also notes that 'the windows are of an overall poor condition with several windows deteriorating to a state beyond economical repair and are therefore in need of replacement', however the submitted documentation does not provide details of the condition of all windows to be replaced.

Therefore, without sufficient information about the significance of the windows and their condition, their removal has the potential to cause harm to the significance of the listed building. As noted in our previous advice dated 05 April 2024, the choice not to reproduce, repair or upgrade the windows in timber requires justification.



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

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Recommendation

Historic England has concerns regarding the application on heritage grounds.

Further to the general duty upon the authority in the 1990 Act S66(1) to have special regard, the National Planning Policy Framework sets out that all harm to designated heritage assets requires clear and convincing justification and in the case of less than substantial harm to be balanced against public benefits, ‘...great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be) [NPPF 205 / 206 / 208].

All harm to designated heritage assets requires clear and convincing justification and to be set against public benefits with great weight applied to the conservation of the asset’s significance as set out in the NPPF paragraphs 205, 206 and 208 bearing in mind the statutory duty on your authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as set out in the 1990 Act.

We recommend that further information is provided to your Conservation Officer about the significance and condition of the windows and the justification for their replacement, to enable them to make an informed assessment of heritage impact.

We also encourage the consideration of repairing and retaining windows as far as possible, and if windows are deemed non-salvageable, a suitable condition assessment should be provided. Where certain windows are in need of full replacement, the proposed like-for-like replacement is acceptable.

The following published advice may also be of use:

Adapting Historic Buildings for Energy and Carbon Efficiency

<https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/heag321-adapting-historic-buildings-energy-carbon-efficiency/>

Traditional Windows: their care, repair and upgrading

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



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Historic England

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